

Good afternoon:

My name is Brandon Hanson. My wife Jessica Hanson and I own 6 rental units in the Albany/Lebanon area. I also work as a local real estate professional.

I understand the motive for rent control and protecting tenants. I do not believe that rent control is how this is accomplished.

Rents are high when we have low inventory and rents are low when we have a surplus. As you know, this is the natural flow of the open market. Our high rent environment is a supply issue. Oregon has faced years of undersupply, and without incentives to invest and create more housing, we will not fix the underlying issue. Landlords spend a considerable amount of money, take on risk, and use an incredible amount of their time to analyze and procure housing that is offered for rent. We're facing a world of rising interest rates, increasing construction and material costs, and facing economic uncertainty. Creating an environment that disincentivizes investment, development, and construction, will further exacerbate the underlying issue. Oregon is not a real estate investor friendly state...let's change that.

Lets solve Oregon's shortage of housing (high rent environment) by incentivising construction and development, not by restricting the growth of the individuals and corporations that are required to solve the foundational issue of our low housing supply.

Thank you.

Brandon and Jessica Hanson